

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 496  
Case No. 85-19C  
November 3, 1986  
(St. Matthews Cathedral - PUD)

Pursuant to notice, a public hearing of the Zoning Commission for the District of Columbia was held on April 21, 28, May 1 and 22, 1986. At those hearing sessions the Zoning Commission considered an application from the Archdiocese of Washington, D.C. for consolidated review and approval of a planned unit development (PUD) and related map amendment, pursuant to Sections 7501 and 9101, respectively, of the Zoning Regulations of the District of Columbia. The public hearing was conducted in accordance with the provisions of Chapter 6 of the Rules of Practice and Procedure before the Zoning Commission.

### FINDINGS OF FACT

1. The applications, which were filed on November 15, 1985, requesting consolidated review and approval of a PUD and a related change of zoning from SP-1 to C-3-C for lots 85, 803, 841 and 843 (as shown on Exhibit No. 6 of the record) in Square 159.
2. The applicant, the Archdiocese of Washington, D.C. and the developer, K&C Associates Rhode Island Limited Partnership propose a mixed-use development including residential, office, retail and institutional uses,
3. The PUD site is comprised of approximately 51,053 square feet of land area and is located on the north side of Rhode Island Avenue mid-way between Connecticut Avenue and 17th Street, N.W. The site is irregular in shape with approximately 345 feet of frontage on Rhode Island Avenue and is bounded on the north by a twenty foot wide public alley on the east by the YMCA building, and on the west by an eighteen foot wide public alley.
4. The PUD site is improved with the St. Matthews Cathedral, rectory and four rowhouses. The St. Matthews Cathedral was constructed between 1893 and 1913. The St. Matthews rectory at 1725 Rhode Island

Avenue was built in 1910. The rowhouses at 1717 - 1723 Rhode Island Avenue were constructed prior to 1900.

5. The SP-I District permits matter-of-right medium density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA to a maximum height of sixty-five feet, a maximum floor area ratio (FAR) of 4.0 for residential and 2.5 for other permitted uses, and a maximum lot occupancy of eighty percent for residential uses,
6. The C-3-C District permits matter-of-right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of one hundred percent.
7. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to impose development conditions, guidelines, and standards which may exceed or be lesser than the matter-of-right standards identified above.
8. The Generalized Land Use Map of the Land Use Element of the Comprehensive Plan shows the subject site as a high density commercial land use category in the business and retail heart of the District and the metropolitan area which includes a mix of employment, retail, office, cultural and entertainment centers. The site is located in the Central Employment Area on the Generalized Land Use Map and the Zoning Regulations of the District of Columbia.
9. The site is located in the Dupont Circle Historic District. The St. Matthews Cathedral and rectory are separately designated historic landmarks. On September 18, 1985, the Historic Preservation Review Board granted conceptual design approval to the proposed development.
10. The zoning pattern in the area includes: to the east, the SP-1 and SP-2 Districts; to the west, the C-3-C District; to the north, the SP-1 District, and; to the south, the C-4 District.
11. A major rezoning in the Dupont Circle neighborhood occurred in 1979 pursuant to Commission Order No. 282 in Case No. 76-24. The Dupont Coalition filed a petition to rezone various properties in the Dupont Circle area to preserve the existing housing stock, to

encourage expansion of housing alternatives and to preserve the neighborhood's ambiance and architectural character. Included in the zoning change the Commission adopted was a map amendment changing all the properties zoned SP-2 in Square 159 to SP-1.

12. The existing alley system of the subject square consist of an eighteen foot-wide, north-south, alley which abuts the west side of the subject site extending from Rhode Island Avenue to N Street. A twenty foot-wide, east-west, alley intersects with the eighteen foot-wide alley at the rear of the subject site, and narrows to ten feet near its intersection with 17th Street, east of the site. Street light poles, raised concrete islands and sidewalks reduce the actual alley widths for vehicle passage,
13. North of the subject site in Square 159 are a series of low and medium density office buildings that front on N Street, N.W. The building located at 1752-54 N Street was constructed under the prior SP regulations to a height of ninety feet and a floor area ratio (FAR) of 5.5.
14. East of the site is the YMCA, located at 1711 Rhode Island Avenue. The YMCA building is zoned SP-1 but was constructed under the prior SP regulations to a height of approximately ninety feet with a 5.5 nonresidential FAR .
15. South of the site, across Rhode Island Avenue, is the RFC building located at 1730 Rhode Island Avenue, in a C-4 District and is eleven stories high. A twelve story infill office building is also located south of the site at 1710 Rhode Island Avenue and is similarly zoned C-4.
16. West of the subject site, in the same square are the 1201 Connecticut Avenue and the 1211 Connecticut Avenue office buildings. Both of these structures are twelve stories and are located in the C-3-C District.
17. The Dupont Circle Metrorail station is approximately three blocks from the site with entrances at 20th and Q Streets and at 13th Street and Connecticut Avenue. The Farragut North station is located two and one-half blocks south of the site.
18. The applicant proposes the complete retention of the St. Matthews Cathedral and rectory and the partial retention and substantial rehabilitation of significant portions of the four church-owned rowhouse structures on the site. A new office building at the rear of the site will be intergrated into two of the four existing

rowhouses . The structures retained at 1717 and 1719 Rhode Island Avenue will be integrated into the office building, while the structures retained at 1721 and 1723 will be renovated and integrated into the rectory for the continued use of St, Matthew's.

19. The applicant proposes the construction of approximately 158,945 square feet of new nonresidential gross floor area that, when combined with the 9,234 square feet of existing floor area, results in an FAR of 3.3 for office/retail use. It is proposed that 0.95 FAR be for church-related uses. Thus, the overall development on the site will be approximately 4.3 FAR. The lot occupancy is ninety-four percent.
20. The height of the proposed building ranges from 105 feet to 114 feet. The height of the proposed new office building is approximately 10 feet nine inches higher than a typical office building with normal floor to ceiling height for the following reasons:
  - a. An additional six feet is needed to align the floors of the new building with those of the existing buildings;
  - b. An additional three feet is needed due to the difference of the average first floor elevation of the existing buildings above the measuring point for determining building height; and
  - c. An additional one foot, nine inches is needed to accommodate a sprinkler system for seven floors of the building.
21. Eighty-four parking spaces are proposed in a below-grade garage of the office building with access from Rhode Island Avenue. Thirty-nine standard, forty-one compact, and four handicapped parking spaces are provided. Five bicycle spaces are also provided.
22. Use of the parking facility will be shared by users of the office building with church personel and visitors to church facilities in the following manner:
  - a. Use of up to four spaces during the office building's normal operating hours on all weekdays and on Saturdays;
  - b. Use of up to fifteen spaces outside of the office building's normal operating hours on all weekdays and on Saturdays; and
  - c. Use of up to fifty-five spaces on Sundays.

23. Service functions of the project are accomplished by two, 12 by 30 foot loading berths, one, 12 by 20 foot service /delivery space, and one, 10 by 20 foot service! delivery space. The loading berths and service/delivery spaces, except the 10 by 20 foot service/delivery space, are located at the rear of the project and are accessible to the public alley system in the square. The 10 by 20 foot service/delivery space is located on the basement/P-I parking level that is accessible from Rhode Island Avenue.
24. During the public hearings, the applicant presented the potential use of curb space on Rhode Island Avenue in front of the project by service delivery vehicles, primarily, for the proposed retail space. The use of public space must be approved by the Department of Public Works,
25. An odor-free trash compactor system is provided in a separate enclosed room of the loading dock area at the rear of the project. The frequency of trash collections and use of the public alley system for that purpose will be reduced from daily to, on the average, once every ten to fourteen days,
26. The Archdiocese of Washington, D.C. initiated the proposed development as a means to raise funds to improve and maintain the church's public and private facilities on the site, and to better provide for the Archdiocese's formal education system and social programs in the immediate neighborhood and throughout the District of Columbia.
27. Since the Cathedral's establishment on the subject site, the institution has experienced major changes in its functions and facility requirements. When it was first built, the Cathedral served as a neighborhood parish. Today, however, it serves not only its neighborhood, but the Archdiocese as well.
28. The Cathedral's present condition is not responsive to its facility requirements. The proposed development is designed to meet those facility requirements by providing the following:
  - a. Adequate and properly Located reception space and meeting rooms;
  - b. Access for the elderly and handicapped;
  - c. Separation of business functions from residential uses; and

- d. Improved living quarters for use by resident priests/and church visitors.
29. Amenities of the proposed development include the following:
- a. Historic preservation;
  - b. Continued maintenance and improvements to the Cathedral;
  - c. Improvements to the Cathedral rectory and related facilities;
  - d. Superior architectural design;
  - e. Improvements to meeting facilities;
  - f. Addition of programs for Spanish speaking residents;
  - g. Two scholarships for Dupont Circle area children to attend Catholic High Schools;
  - h. Improved funding for District of Columbia parochial schools;
  - i. Landscaping;
  - j. Minority business participation agreement with the Minority Business Opportunities Commission (MBOC);
  - k. First Source Employment Agreement with the Department of Employment Services;
  - l. Increased real estate and income tax revenues to the District; and
  - m. 355 new permanent jobs.
30. The proposed development does not comply with the strict application of the Zoning Regulations in the following manner:
- a. Exceeds the proportion of compact car spaces as set forth under Article 72;
  - b. The roof structure on the east side of the development is not set back at a one-to-one ratio on the roof upon which it is located; and
  - c. No rear yard is provided.
31. Advisory Neighborhood Commission - 2B (ANC) by report

dated April 7, 1986 and by testimony presented at the public hearing opposed the application for the following reasons:

- a. The proposed PUD would adversely affect the residential housing remaining in Square 159;
  - b. The proposed building height and density would overwhelm the low townhouses on the south site of N Street, N.W.;
  - c. The applicant's shadow studies were not done in the winter when the sun would cast the longest shadows;
  - d. The impact on vehicular traffic would adversely affect the neighborhood and the alley system in the subject square ;
  - e. The change in zoning from SP-1 to C-3-C would alter the character and quality of the square by allowing high density office and. retail space which would attract undersirable **commercial activity to the project**;
  - f. No amenities are offered to the neighborhood of a magnitude that would offset the undesirable aspects of the application; and
  - g. The proposed PUD is clearly a commercial venture entered into by the property owner and the developer and is not. an appropriate use of the PUD process,
32. The rezoning to C-3-C is appropriate in the context of a PUD application. The site is located in the central employment area and is designated high density commercial on the Comprehensive Land Use Map and is within 800 feet of a metro station. C-3-C and C-4 zoning exist respectively, to the west and south of the subject property.
33. The height and density of the proposed development is suitable for the site. The scale and design of the project is appropriate given the historic nature and design constraints of the site. The height and bulk of the project will not adversely affect the light, air and view of the lower scale buildings along N Street, N.W. The proposed FAR is within the PUD guidelines for the existing SP-1 zoning on the site.
34. The proposed retail use is not necessary to the success of the project and its elimination would reduce the number of vehicle trips generated by the project.

35. The possible use of public space in front of a landmark Cathedral and historically significant town-houses for service functions does not contribute to a desired historic character created by the proposed redevelopment of the site and streetscape improvements. The landscaped mini-park in front of the historically significant buildings and the front entrances to the commercial and residential components of the project, the Commission believes, would be adversely affected.
36. Revised plans for the project relocate the parking garage entrance from the public alley to Rhode Island Avenue, N.W. which will reduce considerably any vehicular congestion generated by the **proposed** development in the alley system. The provision of a trash compacting system in the loading dock area will reduce the number of trash collection trips and lessen further the vehicular impact of the project on the alley system.
37. Truck access and maneuverability in the alley system of the subject square is difficult and is compounded by illegally parked vehicles,
38. Access through the alley system is presently available from three directions. The 17th Street access is quite narrow at ten feet allowing only for one-way passage. Truck passage through this area is hazardous because of the close passage of trucks to buildings, utility poles, and the poor site distance for pedestrian and vehicular traffic,
39. There are adequate utilities in the area to serve the project.
40. The proposed action of the Zoning Commission to approve the application with conditions, was referred to the National Capital Planning Commission (NCPC, under the terms of the District of Columbia Self-Government and Governmental Reorganization Act. The NCPC, by report dated September 4, 1986, indicated that the proposed action of the Zoning Commission would not adversely affect the Federal Establishment or other Federal interest in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.
41. At the request of the Commission, on July 31, 1986, the applicant filed a "Ten Year Projected Renovation and Maintenance Budget for St. Mathews Cathedral, "marked as Exhibit. No. 108 of the Record. The renovation budget generally provides the following:
  - a. Renovation of existing meeting rooms, rectory



spaces, and construction of new meeting rooms, kitchen and rest room facilities in years one to four at a cost of \$1,500,000;

- b. Exterior work the Cathedral in years two to eight at a cost of \$380,000 to \$815,000;
  - c. Landscaping, including construction and installation of two fountains in years three to six at a cost of \$50,000 to \$75,000; and
  - d. Interior work on the Cathedral in years four to ten at a cost of \$615,000 to \$950,000.
42. On August 18, 1986, at the request of the Commission, a memorandum was received into the record from the Office of the Corporation Counsel in response to the following two legal issues:
- a. Whether, under the circumstances of this case, the Commission's inclusion of a condition of a PUD that financial support be provided for Catholic Schools violates the First Amendment of the Constitution?; and
  - b. Does such financial support have sufficient "nexus" to the proposed development to be considered as an amenity under Article 75 of the Zoning Regulations?

The specific conditions being considered are that the applicant:

- a. Deposit \$600,000 per year into a separate account for financial support of Catholic Schools in the District of Columbia; and
- b. Establish a fund to provide two annual scholarships to District of Columbia Catholic High Schools for two students who reside in the area of the Dupont Circle Advisory Neighborhood Commission  
" 2B.

it is the Office of the Corporation Counsel's view that the proposed conditions contemplated would violate the First Amendment of the Constitution, The "nexus" issue, then, becomes moot. The Commission agrees with the view of the Office of the Corporation Council.

43. On September 16, 1986, in response to the Commission's request, the applicant filed a "Restructured Amenities Package", marked as Exhibit No. 117 of the record, The restructured amenities generally provide the following:

- a. A contribution by the developer of \$600,000 for immediate renovation of the exterior of the Cathedral\* The funds will be provided prior to the issuance of a building permit for the PUD. The renovation will begin prior to the initiation of construction of the new building;
- b. Yearly maintenance fund for scheduled renovation and repairs to the Cathedral and Rectory of \$300,000 per year by the Church and developer. Maintenance and restoration activities will proceed according to a projected ten year budget;
- c. Historic preservation and superior building design costing approximately \$2,895,000;
- d. Construction of new and renovated community meeting facilities at a cost of \$375,000 will proceed with the construction of the new building and the renovation of the existing buildings;
- e. Commitment to provide day care and to encourage other non-sectarian uses at a cost of \$50,000 per year. The day care facilities are to be constructed in connection with the new building;
- f. Spanish-speaking staff members and accompanying educational programs at a cost of \$65,000 per year;
- g. Two full-time day student annual scholarships for Dupont Circle area children to private, 'parochial schools at a cost of \$10,000 per year;
- h. Minority Business Opportunities Commission Memorandum of Understanding at a cost of \$4,500,000 to be in effect throughout the construction phase;
- i. First Source Agreement which includes \$50,000 funds for job training, and \$50,000 contribution to the Mayor's Summer Sobs for Youths Program to be in effect throughout the construction phase;
- j. Landscaped mini-park at a cost of \$195,000;
- k. Increased property and employment tax revenues at \$743,000 per year; and
- l. Traffic: amelioration through the agreement to redesign the plans at a cost of \$13,500 per year and daily monitoring of the alley at a cost of \$6,000 per year.

The Commission will not consider the proposed day care facility because it is a new amenity that was not previously discussed and is one for which the record was not reopened. The annual scholarships will not be considered by the Commission upon the advice of the Office of the Corporation Counsel as described in Finding No. 42 of this order.

44. At the request of the Commission, the Department of Public Works (DPW), through the Office of Planning, by memorandum dated October 23, 1986, found it infeasible to allow a private employee the authority to issue parking tickets on public space. DPW's Bureau of Parking is equipped to handle special problems such as the parking issues presented in this case. The Bureau will give special attention to an unusual and particularly difficult enforcement situation and work with building management when their assistance is requested. DPW recommends the following measures be taken:
- a. A security guard or parking attendant should be designated to stand watch at the building site to monitor traffic and to assist vehicles in ingressing and egressing the subject building.
  - b. The security guard or parking attendant should call the Parking Control Branch on 727-9208 or 727-9211 when a situation develops requiring the removal and/or ticketing of illegally parked vehicles, Ms. Nadine Robinson, Deputy Chief of the Parking Control Branch, or Mr. Clyde Fairfax, Chief of the Parking Control Division, can be asked for by name if needed,
  - c. The Bureau of Parking will patrol this area more frequently than usual, and will make a special effort to respond to complaints in the alley,
45. The Office of the Corporation Counsel (OCC), by memorandum dated October 30, 1986, responded to the Commission's request for advice regarding the authority of the District of Columbia government to authorize private individuals to issue notices of parking violations. OCC concluded that the District of Columbia government does not have such authority. However, OCC recommends the alternative suggested by the Department of Public Works in its October 23, 1986 memorandum is legally unobjectionable.
46. The Commission accepts and agrees with the advice of the Office of the Corporation Counsel (OCC) and the Department of Public Works (DPW) on whether the District of Columbia government can authorize a private

employee to issue parking tickets on public space. The Commission agrees with the recommendations of the DPW in its memorandum of October 23, 1986, as to measures that may be taken to minimize illegal parking in the alley system of the subject square. The Commission finds the use of a security guard to monitor parking and traffic to be appropriate. The Commission acknowledges DPW's commitment to patrol the area of the site more frequently and to make a special effort to respond to complaints in the alley,

#### CONCLUSIONS OF LAW

1. The Planned Unit Development process is an appropriate means of controlling development of the subject site, because control of the use and site plan is essential. to ensure compatibility with the neighborhood.
2. The development of the PUD carries out the purposes of Article 75 to encourage the development of well-planned residential, institutional, commercial and mixed use developments which will offer a variety of building types with more attractive and efficient overall planning and design not achievable under matter-of-right development.
3. The development of the PUD is compatible with city-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation.
4. Approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia.
5. The approval of this application is consistent with the purposes of the Zoning Act.
6. The proposed application can be approved with conditions which ensure that the development will not have an adverse affect on the surrounding community, but will enhance the neighborhood and ensure neighborhood stability.
7. The approval of this application will promote orderly development in conformity with the entirety of the District of Columbia zone plan, as embodied in the Zoning Regulations and Map of the District of Columbia.
8. The Zoning Commission has accorded to the Advisory Neighborhood Commission - 2B the "great weight" to which it is entitled.

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby orders APPROVAL of this consolidated application for a Planned Unit Development and change of zoning from SP-1 to C-3-C for Pots 85, 803, 841, and 843 in Square 159 on the north side of Rhode Island Avenue between 17th Street and Connecticut Avenue, N.W. The approval of this PUD and change of zoning are subject to the following guidelines, conditions and standards:

1. The Planned Unit Development shall be developed in accordance with the plans prepared by Skidmore, Owings and Merrill dated June 13, 1.986, as Exhibit No. 99B of the record, except as modified by the conditions and standards of this order.
2. The property shall be used for general office, church, residential and related uses. There shall be no retail uses in the project.
3. The project shall be developed in a manner that permits the complete retention of the St. Matthews Cathedral and rectory and the partial retention and substantial rehabilitation of significant portions of the four church-owned rowhouse structures on the site at 1717, 1719, 1721, and 1723 Rhode Island Avenue. A new office building shall be constructed at the rear of the site and integrated into the rowhouse structures retained at 1717 and 1719 Rhode Island Avenue. The structures retained at 1721 and 1723 Rhode Island Avenue shall be renovated and integrated into the church rectory for the continued use of St. Matthews.
4. The applicant shall provide \$600,000 for the immediate renovation of the exterior of the Cathedral. as described in Exhibit No. 117 of the record. Funds shall be provided prior to the issuance of a building permit. The renovation shall begin before the initiation of construction of the new building and before restoration of the rowhouses.
5. The applicant shall provide a yearly maintenance fund of \$300,000 per year for scheduled renovation and repairs to the Cathedral and Rectory. Maintenance and restoration activities shall proceed in accordance with the ten-year schedule identified in Exhibit No. 117 of the record.
6. The floor area ratio (FAR) for the project shall not exceed 4.3.
7. The height of the building shall not exceed 114 feet. The roof structure shall be as shown on the plans marked as Exhibit No, 99B of the record.

8. The lot occupancy shall not exceed ninety-four percent,
9. There shall be at least eighty-four off-street parking spaces and at least five bicycle spaces provided in a two-level, below-grade garage with access from Rhode Island Avenue as shown on Exhibit No. 99B of the record.
10. Service functions of the project shall be provided by two 12-by-30 foot loading berths, one 12-by-20 foot service/delivery space, and one 10-by-20 foot service/delivery space as shown on Exhibit No. 99B of the record. The loading berths and service/delivery spaces, shall be located at the rear of the project and accessible to the public alley system in the square. The 10-by-20 foot service/delivery space shall be located on the basement/P-1 parking level that is accessible from Rhode Island Avenue.
11. An odor-free trash compactor system shall be provided in an enclosed room of the loading dock area at the rear of the project. The compactor system shall also accommodate the refuse of the church. The frequency of trash collection shall be once every ten to fourteen days.
12. The applicant shall provide easements for public access over portions of the northwest corner of the subject site.
13. Landscaping and a landscaped mini-park shall be provided and maintained as shown on Exhibit No. 99B of the record,
14. Building materials for the project shall be as shown on item 39, Exhibit No. 77 of the record. The applicant may adjust final exterior design details including materials in accordance with the Historic Preservation Review Board.
15. The applicant shall provide minority business participation in coordination with the Minority Business Opportunity Commission to award twenty-five percent with a goal of thirty-five percent of the value of construction contracts to certified minority businesses to be in effect throughout the construction phase.
16. The applicant shall enter into and implement a First Source Employment Agreement as described in Exhibit No. 117 of the record.
17. The applicant shall add a Spanish-speaking priest or

other employee, a Spanish-speaking social worker, and related support staff to assist in the development of social. and educational programs, and activities designed for the Spanish-speaking segment of the community at St. Matthews at a cost of \$65,000 per year.

18. The applicant shall provide a security guard to stand watch at the building site to monitor traffic and to assist vehicles in ingressing and egressing the subject building between 7:00 A.M. to 6:30 P.M. The security guard shall call the Parking Control Branch of the Department of Public Works when a situation develops requiring the removal and/or ticketing of illegally parked vehicles in the alley system of the subject square. The applicant shall coordinate and work closely with the Bureau of Parking regarding the Bureau's efforts to patrol the area more frequently than usual and its special efforts to respond to complaints in the alley.
19. The applicant shall construct new and renovated community meeting facilities as described in Exhibit No. 117 of the record. Construction of the meeting facilities shall proceed with construction of the new building and the renovation of the existing buildings.
20. The applicant may vary the location and design of interior components of the building to comply with all applicable codes in order to obtain a building permit.
21. The change of zoning from SP-1 to C-3-C shall be effective upon recordation of a covenant as required by Sub-section 7501.8 of the Zoning Regulations,
22. The planned unit development approved by the Zoning Commission shall be valid for a period of two years from the effective date of this order. Within such time, an application must be filed for a building permit, as specified in Paragraph 7501.81 of the Zoning Regulations. Construction shall start within three years of the effective date of this order,
23. No building permit shall be issued for this planned unit development until the applicant has recorded a covenant in the land records of the District of Columbia, between the owner and the District of Columbia, and satisfactory to the Office of the Corporation Counsel and the Zoning Regulations Division, which covenant shall bind the applicant and successors in title to construct on and use this property in accordance with this Order, or amendments thereof, of the Zoning Commission.


24. When the covenant is recorded in the Land records of the District of Columbia, the applicant shall file a certified copy of that covenant with the records of the Zoning Commission.


Vote of the Zoning Commission taken at public meetings on July 14, 1986: 3-1 (George M. White, Maybelle T. Bennett, and Patricia N. Mathews to approve as amended - Lindsley Williams, No, byproxy - John G. Parsons not voting, not having heard the case), and on October 6, 1986: 4-1: (George M. White, John G. Parsons, Lindsley Williams, and Patricia N. Mathews to approve as amended - May-belle T. Bennett, No) .

This order was adopted by the Commission at its public meeting on November 3, 1986, by a vote of 5-0 (George M. White, John G. Parsons, Maybelle T. Bennett, Lindsley Williams and Patricia N. Mathews to adopt as amended),

In accordance with Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, this order is final and effective upon publication in the D.C. Register, specifically on 16 JAN 1987.

A

  
PATRICIA N. MATHEWS  
Chairperson  
Zoning Commission

  
EDWARD L. CURRY  
Acting Executive Director  
Zoning Secretariat

order496 B JW18